

Minutes of Special and Regular Meeting of January 28, 2014

One Twin Pines Lane, Belmont, CA

CLOSED SESSION 6:30 P.M.

- A. Conference with Legal Counsel, Existing Litigation, under Government Code Section 54956.9(d)(1): City of Belmont Claim Against the County of San Mateo for Refund of Property Tax Administration Fees

Attended by: Councilmembers Reed, Braunstein, Stone, Lieberman, City Manager Scoles, City Attorney Rennie, and Finance Director Fil. Councilmember Wozniak was absent and City Clerk Cook was excused from attending.

ADJOURNMENT at this time being 6:40 P.M.

Terri Cook
City Clerk

This meeting was not tape recorded or videotaped

CONVENE STUDY SESSION 6:45 P.M., CITY COUNCIL CHAMBERS

COUNCILMEMBERS PRESENT: Reed, Braunstein, Stone, Lieberman

COUNCILMEMBERS ABSENT: Wozniak

STAFF PRESENT: City Manager Scoles, City Attorney Rennie, Community Development Director de Melo, Finance Director Fil, Human Resources Director Dino, Public Works Director Oskoui, Management Analyst Rose

Mayor Lieberman stated that plans for economic development have been under way for the past ten years.

Community Development Director de Melo introduced the consulting team that has been working with staff to develop recommendations that could be incorporated into proposed policies for the Belmont Village Plan. He pointed out that there is an item on tonight's Consent Agenda to approve a grant application to assist with this project.

Dena Belzer, Consultant, reviewed the Grand Boulevard Initiative, which involves a regional collaboration of stakeholders. She clarified that there are no mandates included in the efforts of this Initiative. She described the existing conditions in the downtown area. She stated that there is a strong housing demand. She pointed out the need to plan for pedestrian-friendly retail. Recommendations include focusing on the core, working with existing businesses, and consolidating parking, which is the most challenging component. She explained that housing can be added around the core, and that development does not need to be mixed use. She clarified that housing can provide a buffer between retail and the adjacent single-family neighborhoods.

Ms. Belzer explained next steps include:

- Amending the Belmont Village documents to align the housing placement

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- Precise planning
- Financial feasibility study
- Development of parking, streetscape, and financing strategies
- Update circulation and mobility element
- Update housing element

Mayor Lieberman stated that this is an exciting opportunity and effort, and that the community has expressed support for this initiative.

Perry Kennan, Belmont resident, commented that this is the same presentation as was made in August, and that this project is not moving fast enough. He stated that the City Council should establish policy and direct staff to implement the policy.

Discussion ensued.

Councilmember Reed questioned the retail requirement in the Village zoning district. He suggested creating the demand through the production of housing, which will produce the demand for retail. Support study, well done.

Councilmember Braunstein expressed support for the recommendations. He pointed out that this discussion involves the creation of the process, not the policy. He questioned whether other grants would be available.

Ms. Belzer explained that the planning document is needed for future grants, and that it is unclear if federal funding will be available. She noted that local grants addressing sustainability are more likely, and public/private partnership opportunities may be available.

Councilmember Stone expressed support for moving forward with the recommendations. He expressed a desire to outreach to existing businesses, and he supports changing the restrictive Village zoning components.

Mayor Lieberman stated that this is an opportunity to enhance and improve the character of the downtown.

ACTION: On a motion by Councilmember Reed, seconded by Councilmember Braunstein, and unanimously approved to direct staff to move forward with the next steps outlined in the case study.

ADJOURNMENT at this time, being 7:25 P.M.

**Terri Cook
City Clerk**

Meeting audio-recorded and videotaped

REGULAR MEETING

CALL TO ORDER 7:30 P.M.

ROLL CALL

COUNCILMEMBERS PRESENT: Reed, Braunstein, Stone, Lieberman

COUNCILMEMBERS ABSENT: Wozniak

STAFF PRESENT: City Manager Scoles, City Attorney Rennie, Finance Director Fil, Community Development Director de Melo, Information Technology Director Mitchell, Parks and Recreation Director Gervais, Human Resources Director Dino, Public Works Director Oskoui, Police Chief DeSmidt, Deputy Fire Chief Gaffney, Management Analyst Rose, City Treasurer Violet, City Clerk Cook

PLEDGE OF ALLEGIANCE

Led by Management Analyst Rose

REPORT FROM CLOSED SESSION

City Attorney Rennie stated that direction was given by the City Council to accept the offer of \$83,286 from the County of San Mateo to resolve the City of Belmont's claim regarding the overcharge of property tax administrative fees.

SPECIAL PRESENTATIONS

Promotion of Firefighter/Paramedic Jeff Thorne to Fire Training Captain

Deputy Fire Chief Gaffney described the implementation of a new position to fulfill training needs. He outlined Firefighter/Paramedic Jeff Thorne's background and experience with the Department, and noted that he would now serve in the new training position.

The Oath of Office was administered.

PUBLIC COMMENTS AND ANNOUNCEMENTS

Perry Kennan, Belmont resident, commented that the overhead projector should be made available for use by the public. He also suggested that the City Council utilize the written Question and Answer process for questions on agenda items.

Carol Rossi, Belmont resident, requested that proceeds from the sale of the City-owned properties on Bishop Road be used in same area to further develop the area as parkland, for maintenance, and for signage.

COUNCIL MEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Stone described the Midpeninsula Water District's student art contest for water conservation.

Mayor Lieberman expressed a desire to improve procedures, including for the upcoming commission interviews. He stated that email sent by the public to the City Council needs to be forwarded to the City Manager.

AGENDA AMENDMENTS

City Clerk Cook noted that a member of the public requested the removal of Consent Item 8-C (Resolution 2013-017 of the City Council Accepting Work and Authorizing the Issuance and Recordation of Notice of Completion to Intermountain Slurry Seal, Inc., for the 2013 Rubber Chip Seal and Slurry Seal Project, City Contract Number 2013-518) for separate consideration.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of the Regular City Council Meeting of December 10, 2013

Motion to Receive Monthly Financial Reports

Resolution 2013-013 Approving the Filing of an Grant Application in the amount of \$550,000 for the C/CAG Priority Development Area (PDA) Planning Program and Approving Commitment of the Required Matching Funds Not to Exceed \$110,000

Resolution 2013-014 Authorizing the Mayor to Execute an Amended Joint Powers Authority Agreement with the San Mateo County Office of Emergency Services Organization

Resolution 2013-015 Approving a Service Agreement with Magis Advisors to Perform Services as Financial Advisor

Resolution 2013-016 Approving a Service Agreement with Quint & Thimmig LLP to Perform Services as Bond and Disclosure Counsel

Motion Accepting the 2014-2015 Budget Calendar

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Braunstein, the Consent Agenda was unanimously approved, as amended (4-0, Wozniak absent).

ITEM REMOVED FROM CONSENT CALENDAR FOR SEPARATE CONSIDERATION

Resolution 2013-017 of the City Council Accepting Work and Authorizing the Issuance and Recordation of Notice of Completion to Intermountain Slurry Seal, Inc., for the 2013 Rubber Chip Seal and Slurry Seal Project, City Contract Number 2013-518

Perry Kennan, Belmont resident, stated that the City needs to spend \$1.5 million per year to maintain streets in their present condition. He pointed out that this project only spent one-third of what is needed. He expressed concern that the City is falling behind on street maintenance.

ACTION: On a motion by Councilmember Reed, seconded by Councilmember Braunstein, Resolution 2013-017 Accepting Work and Authorizing the Issuance and Recordation of Notice of Completion to Intermountain Slurry Seal, Inc., for the 2013 Rubber Chip Seal and Slurry Seal Project, City Contract Number 2013-518 was unanimously approved (4-0, Wozniak absent).

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Reed outlined topics discussed at his first Senior Advisory Committee meeting.

Councilmember Stone pointed out that the City of Belmont would be hosting the February Council of Cities dinner meeting. He highlighted the vote taken at the recent Council of Cities meeting wherein San Mateo County Board of Supervisors President David Pine delivered the State of the County address. He also provided highlights from the recent League of California conference.

Councilmember Braunstein noted that the new Office of Emergency Services agreement was approved on tonight's agenda. He outlined items that will be discussed at Congresswoman Jackie Speier's upcoming event for elected officials.

Mayor Lieberman pointed out that although the Belmont-San Carlos Fire Department is not operational, it continues to address legacy costs, including pension. He outlined the discussion at a recent SBSA (South Bayside Systems Authority) meeting regarding the next issuance of revenue bonds for the capital project. He clarified that the City of Belmont is not participating in these bonds and is proceeding separately, which is more financially beneficial. He noted that Belmont pre-purchased additional capacity rights at favorable rates. He also highlighted topics discussed at the recent Pre-Hospital Emergency Services Joint Powers Authority meeting.

Verbal Report from City Manager

City Manager Scoles stated that the Mayor and staff are working on finding a speaker for the Council of Cities meeting to be hosted in Belmont in February. He announced the reopening event for the Senior/Community Center on January 31. He stated that efforts were under way by the San Mateo County Mosquito and Vector Control District to address the tick infestation at Waterdog Lake due to a potential case of Lyme disease. He announced that plans were under way for a City Council workshop in late February or early March.

ADJOURNMENT at this time, being 8:20 P.M.

**Terri Cook
City Clerk**

Meeting audio-recorded and videotaped